

# HATT RESIDENCE

## PROPOSED ALTERATIONS AND ADDITIONS

2 CREER PLACE,  
NARRAWEENA  
N.S.W. 2099

05 FEBRUARY, 2019

### PLAN OR DOCUMENT CERTIFICATION

I AM A QUALIFIED STRUCTURAL DRAFTSPERSON  
I HOLD THE FOLLOWING QUALIFICATIONS

BUILDING CERTIFICATE - SYDNEY TAFE  
MEMBER: BUILDING DESIGNERS ASSOCIATION AUSTRALIA - Accreditation No. 6255

FURTHER I AM APPROPRIATELY QUALIFIED TO CERTIFY THIS  
COMPONENT OF THE PROJECT.

I HEREBY STATE THAT THESE PLANS OR DETAILS COMPLY WITH THE  
CONDITIONS OF DEVELOPMENT CONSENT OF THE APPROPRIATE  
LOCAL GOVERNMENT AUTHORITY AND / OR THE RELEVANT AUSTRALIAN  
BUILDING INDUSTRY STANDARDS.

SALLY GARDNER 05/02/19

NAME

DATE

*Sally Gardner*

SIGNATURE

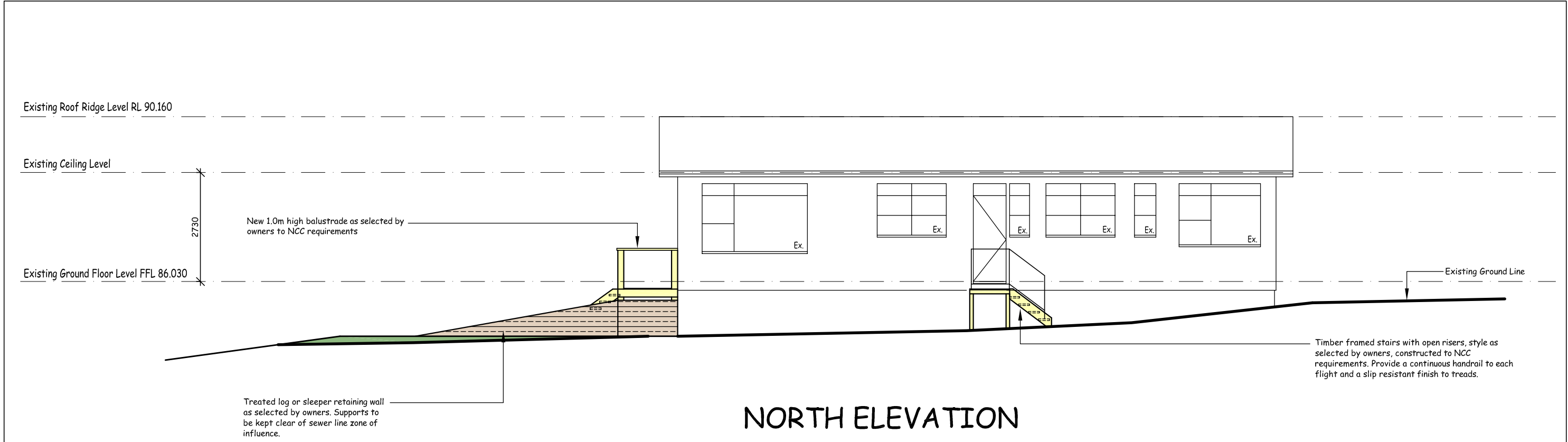


47 Towradgi Street, Narraweena NSW 2099 AUSTRALIA  
ABN 17 751 732 195 Mobile: 0414 731 685 (Sally)  
Mobile: 0413 572 250 (Robert)  
Mobile: 0401 240 499 (Sophie)

E-mail: [sally@designanddraft.com.au](mailto:sally@designanddraft.com.au)

E-mail: [robert@designanddraft.com.au](mailto:robert@designanddraft.com.au)

E-mail: [sophie@designanddraft.com.au](mailto:sophie@designanddraft.com.au)



Existing Roof Ridge Level RL 90.160

Existing Ceiling Level

Existing Ground Floor Level FFL 86.030

2730

New 1.0m high balustrade as selected by owners to NCC requirements

Boundary

Boundary

No.4  
Creer Place

Existing Ground Line

## EAST ELEVATION

Powder coated aluminium framed windows & doors to owners selection, (refer schedule on Drg. N2).

Existing Roof Ridge Level RL 90.160

Existing Ceiling Level

Existing Ground Floor Level FFL 86.030

2730

Existing Ground Line

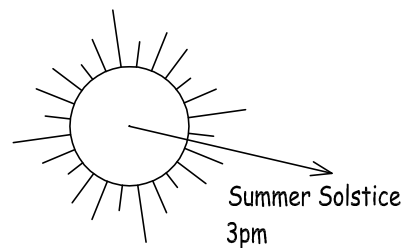
150 x 150 Square timber posts as confirmed by Engineer.

Timber framed stairs with open risers, style as selected by owners, constructed to NCC requirements. Provide a continuous handrail to each flight and a slip resistant finish to treads.

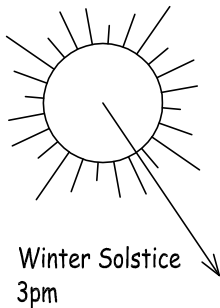
Treated log or sleeper retaining wall as selected by owners. Supports to be kept clear of sewer line zone of influence.

## SOUTH ELEVATION



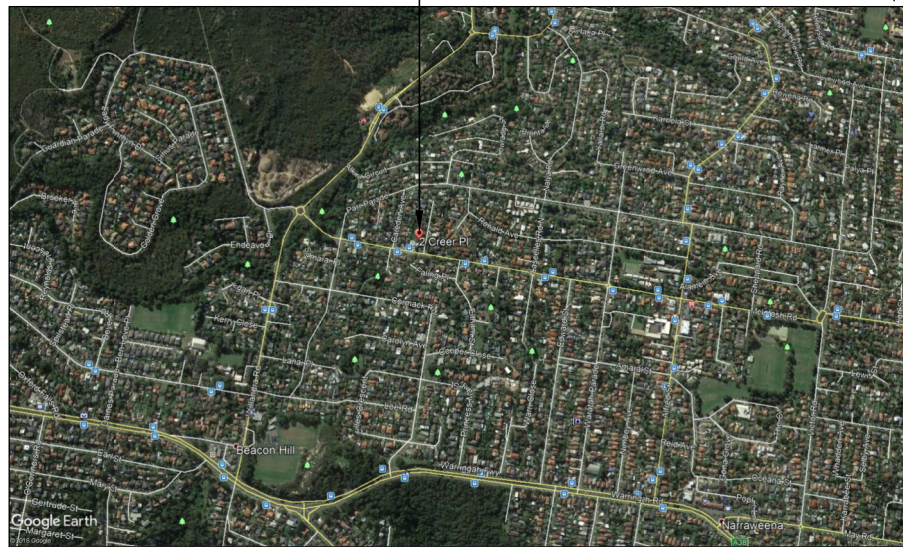


Summer Solstice  
3pm



Winter Solstice  
3pm

SITE LOCATION



12  
D.P.209191

Summer/Winter Solstice  
12 noon

4  
D.P.214226

Winter Solstice  
9am

Prevailing Summer  
Cooling Breezes

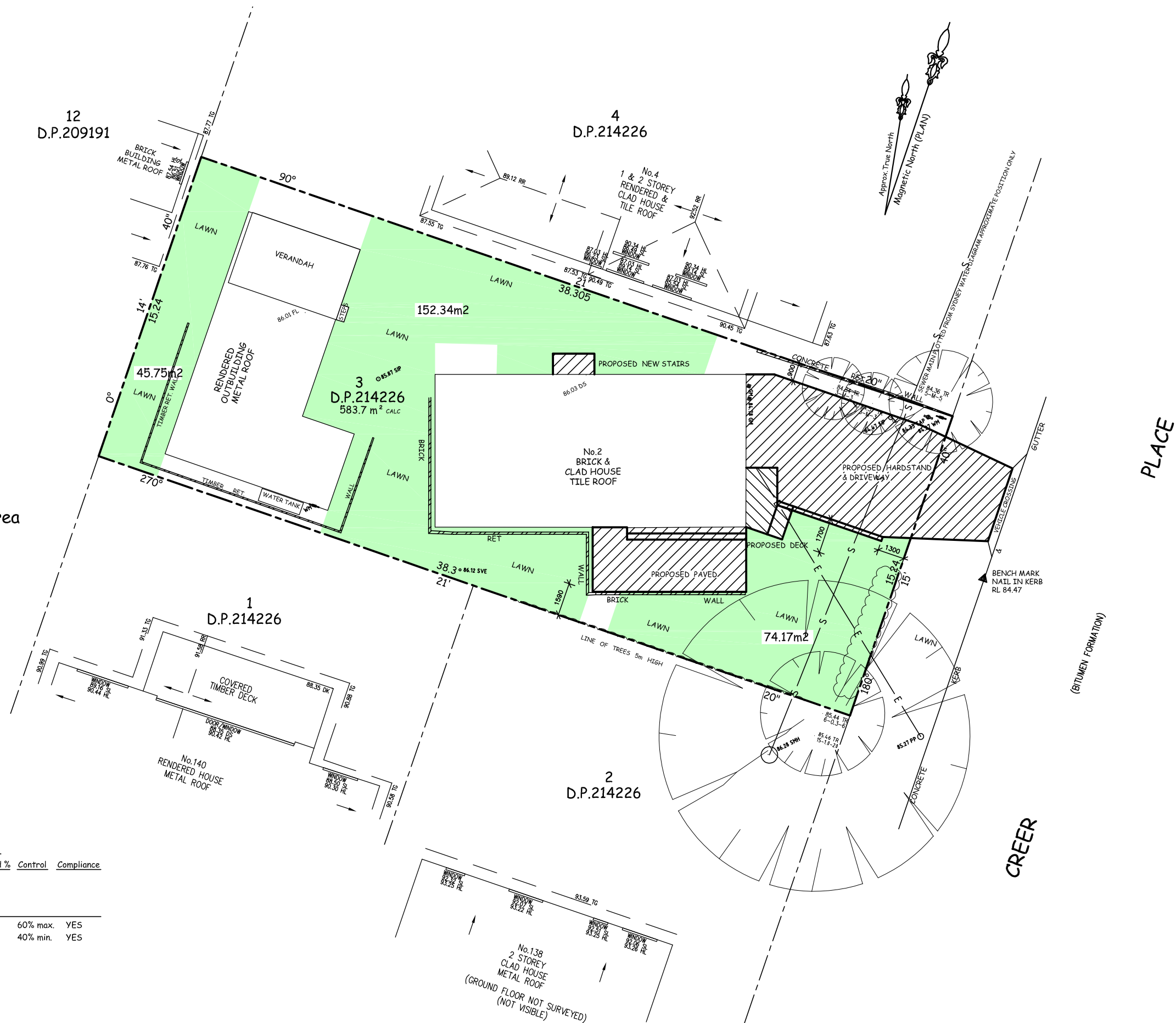
PLACE

Summer Solstice  
9am

CREER

Prevailing Winter  
Chilling Winds

Denotes Proposed Landscape Area  
(excludes areas less than 2m wide)



#### SITE DEVELOPMENT CALCULATIONS - R2 LOW DENSITY RESIDENTIAL

	Existing m2	Existing %	Proposed m2	Proposed %	Control	Compliance
Site Area = 583.7 m2						
Residence	114.23		110.26			
Driveway / Parking	29.04		51.06			
Paving / Deck	13.17		30.63			
Secondary Dwelling / Sheds	85.18		85.06			
Site Coverage	241.62	41.39	277.01	47.46	60% max.	YES
Total Landscaped Open Space	280.20	48.0	272.26	46.64	40% min.	YES
(Excludes areas of less than 2.0m wide)						
Total Pervious Site Area	342.08	58.61	306.69	52.54		



**SEDIMENT NOTE :**  
All Erosion and Sediment Control measures to be inspected and maintained daily by the site manager.  
Minimise disturbed areas, remove excess soil from excavated area as soon as possible.  
All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence area.  
Drainage to be connected to storm water as soon as possible. If stored on site, it must be filtered before releasing into storm water system or waterways.  
Roads and footpaths to be swept daily.

**ON-SITE PRACTICES :**  
All trenches must be filled immediately after services are laid.  
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into storm water system. It's against the law to pollute waters with any solid, liquid or gas. Where possible, construct a depression or earth dam below brick, concrete or tile cutting. If this is not possible, pass waste water through a filtration system prior to release.

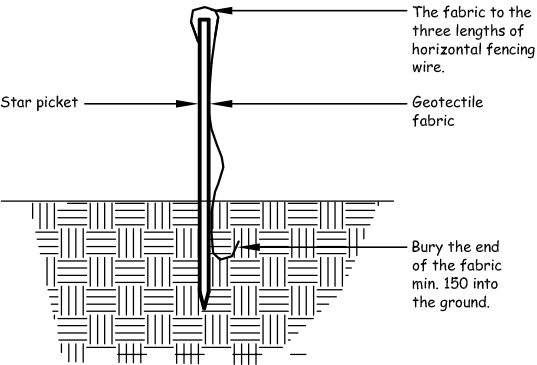
**SITE ACCESS :**  
Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath. Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

**STOCKPILES :**  
All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission.  
All stockpiles are to be placed away from the drainage lines and street gutters. It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles.  
If required provide diversion drain & bank around stockpiles.

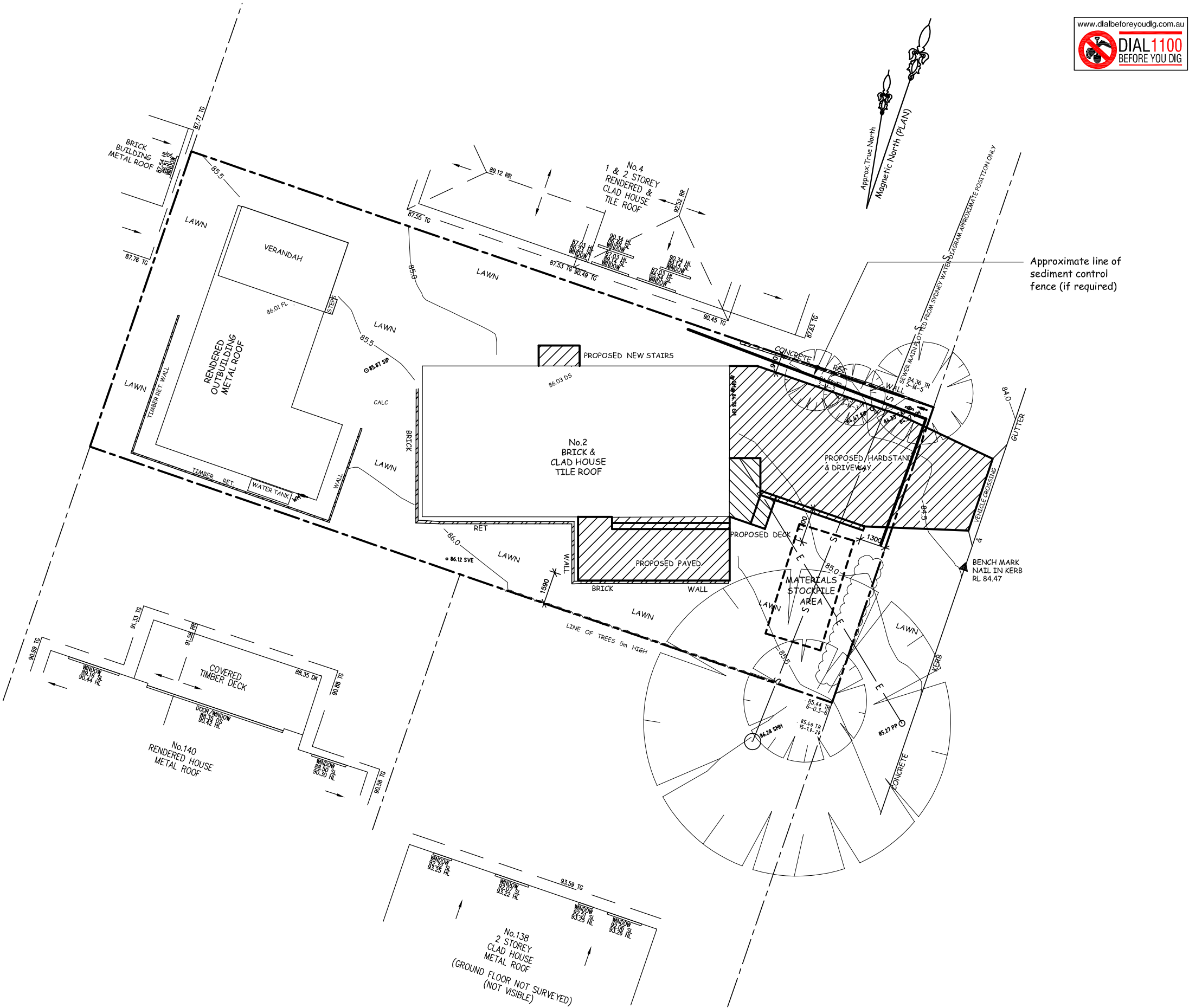
**SITE DISTURBANCE MINIMISATION :**  
This should be achieved by:  
restrict machinery and vehicle movement to the building footprint and access corridor.  
locating drainage lines close to the building within previously excavated areas  
confine storage areas to previously disturbed parts of the site, away from the drip-line of trees to be retained

**WASTE MINIMISATION :**  
This should be achieved by:  
ordering the right quantities of materials  
prefabrication of materials  
careful consideration of design to reduce the need for off-cuts  
co-ordination and sequencing of various trades

**DUST CONTROL :**  
To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especially during the movement of machinery is required.  
Where excavating into rock, keep the surface moist to minimise dust. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum. Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated.  
Prevent dust by covering stockpiles.



Sediment Control Fence



SPECIFICATION :

- "Approval" - obtained by either an "Accredited Certifying Authority" or "Local Council".
- The Owner will directly pay all fees associated with the following: building approval from Council or Accredited Certifier, any footpath and kerb deposits with the local council, insurance fees to Building Services Corporation, Long Service Leave Levies and approval fees by water and sewerage authorities. All other fees are to be paid by the Builder.  
The amount of any local authority deposits which are forfeited due to damage or other causes, will be deducted from payments due to the Builder.
- The Builder is to provide at his/her own expense, adequate Public Risk Insurance and arrange indemnification under the Workers Compensation Act. Works insurance to be as stated in the contract conditions.
- All tenderers are to visit the site to satisfy themselves as to the nature and extent of the works, facilities available and difficulties entailed in the works, as variations will not be allowed due to work arising owing to neglect of this clause.
- These drawings shall be read in conjunction with all structural and other consultant's drawings and specifications and with any such written instructions as may be issued during the course of the contract.
- Set out dimensions shown on the drawings shall be verified by the Builder on site before commencement of any work. Dimensions shall not be obtained by scaling the drawings. Use only figured dimensions. All dimensions are in millimetres.
- The Builder is to ensure all construction, levels and other items comply with the conditions of the Building Approval.
- Any detailing in addition to what is supplied shall be resolved between the Owner and the Builder, to the Owner's approval, except for any structural details or design which is to be supplied by the Engineer.
- All work to be carried out in a tradesman like manner and in accordance with the standards, codes and regulations of the Standards Association of Australia, National Construction Code of Australia and any Statutory Authority having jurisdiction over the works.
- All structural work is to be in accordance with the structural details prepared by a suitably qualified Structural Engineer. Including but not limited to, all piers, footings, concrete slabs, retaining walls, steelwork, formwork, underpinning, additional structural loads, timber framing, wind bracing and associated connections. Builder to obtain prior to finalising tender, unless previously obtained by owners.
- All brickwork is to be selected by owners and is to comply with AS 1640. All masonry is to comply with AS 3700.
- Provide all metalwork and flashings necessary to satisfactorily complete the works.
- All timber construction to be in accordance with AS 1684 - "Timber Framing Code".
- All glazing installed is to comply with AS 1288, AS 2047 and in accordance with manufacturer's recommendations.

- All wall and ceiling linings to be plasterboard or cement render as selected and villaboard or equal in wet areas. Workmanship is to comply with the relevant Australian Standards or installed in accordance with manufacturer's specifications.
- All bathrooms and wet areas to be adequately waterproofed to manufacturer's specification and in accordance with AS 3740 and Part 3.8.1 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- All architraves and skirtings to be to owner's selection or provide standard colonial mouldings or to match existing. Paint or stain finish as selected.
- All plumbing and drainage works to be installed and completed by a licenced tradesperson and in accordance with the statutory body having authority over the works. Connect all waste to Sydney Water sewer line.
- Connect all stormwater to existing system or street drainage system in accordance with AS 3500 and part 3.1.2 Drainage, of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- Smoke detector alarms to be installed in accordance with AS3786 and part 3.7.2 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings
- Termite protection measures to comply with AS3660 and be installed to manufacturer's specification.
- Stairs and Balustrades to comply with part 3.9.1 & 3.9.2 of the National Construction Code - Volume 2, provisions for Class 1 and Class 10 buildings.
- Electrical works to be in accordance with SAA wiring rules and be done by a licensed tradesman. Obtain electrical layout prior to proceeding. All electrical power (GPO) and light outlets to be determined by owner.
- Any work indicated on the plans but not specified and any item not shown on the plans which is obviously necessary as part of proper construction and/or finish, is to be considered as shown and specified and is to be undertaken at the Builder's expense.
- Variations will not be permitted without prior written approval by the owners.
- The Builder shall provide sediment and siltration control measures as required by Council and maintain them throughout the duration of the works.
- A legible copy of the plans bearing approval stamps, must be maintained on the job site at all times. Hours of construction shall be restricted to the times as required by the building approval.
- The Builder is to arrange for all inspections required by the relevant authorities and/or lending institutions, to their requirements.
- The Builder is to obtain approval for interruptions to existing services and minimise the duration and number of interruptions. Any interruptions to existing services and equipment is to be undertaken by appropriately qualified tradespersons.
- The Builder shall restore, reinstate or replace any damage to existing structures or landscaping caused by the construction works or workmen.
- Provide protection to existing trees to remain, or as required by the Approval Conditions.

DRAWING SCHEDULE

- Title Sheet
- N1. Specification & Drawing List
- N2. Schedules & Basix Notes
- E1. Existing Floor Plan
- A1. Proposed Floor Plan
- A2. Elevations Sheet 1 of 2
- A3. Elevations Sheet 2 of 2
- A4. Sections
- S1. Site Analysis Plan
- S2. Site Plan and Calculations
- S3. Sediment Control & Site Management Plan
- S4. Shadow Diagram at 9am
- S5. Shadow Diagram at 12 noon
- S6. Shadow Diagram at 3pm

WINDOW SCHEDULE

NO.	HEIGHT	WIDTH	LOCATION	FRAME / GLAZING STYLE	U value : SHGC	Additional Basix Requirements
W1	2.450	0.500	Entry	Timber framed Louvred sidelight with clear glazing	3.99 : 0.40	Requires pyrolytic low-e glazing
W2	2.450	0.500	Entry	Timber framed Louvred sidelight with clear glazing	3.99 : 0.40	Requires pyrolytic low-e glazing
W3	2.450	4.540	Living	Powder Coated Aluminium framed Stacking Sliding doors with clear glazing	6.44 : 0.75	

All sizes listed include the frame and are nominal sizes for BASIX Certification.  
All glazing assemblies will comply with AS2047 and AS1288  
All external glazing is to have a maximum reflectivity index of 25%.

DOOR & WINDOW NOTE:  
All Doors and Windows to be keyed alike with deadlocks to all sashes & doors. Provide weather strips and door seals around openings to prevent drafts.  
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest openable portion of the window is within 1.7m of the floor, in accordance with NCC requirements, for child safety.  
Wind loading compliance to all new windows and glazed doors to be confirmed by the Engineer prior to ordering and installation.

BASIX NOTES

TAPS: Must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.  
TOILETS: Must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.  
SHOWER HEADS: Must have a flow rate no greater than 9 litres per minute or a 3 star water rating.  
Install aerators on bathroom hand basins & kitchen sinks.

LIGHTING : Basix requirements  
A minimum of 40% of new or altered light fixtures must be fitted with flourescent, compact flourescent or light-emitting diode (LED) lamps.